

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Montgomery County

State: OH

PJ's Total HOME Allocation Received: \$18,360,945

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	B
				PJs in State:	22	
Program Progress:						
% of Funds Committed	94.57 %	94.12 %	10	92.82 %	66	64
% of Funds Disbursed	93.91 %	87.71 %	4	82.38 %	94	93
Leveraging Ratio for Rental Activities	5.93	5.91	1	4.55	100	100
% of Completed Rental Disbursements to All Rental Commitments***	48.02 %	84.64 %	22	80.69 %	8	7
% of Completed CHDO Disbursements to All CHDO Reservations***	47.32 %	74.10 %	20	67.01 %	16	19
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	87.28 %	81.29 %	9	79.23 %	67	61
% of 0-30% AMI Renters to All Renters***	41.23 %	47.12 %	16	44.47 %	44	41
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	95.61 %	93.91 %	11	93.93 %	36	34
Overall Ranking:			In State:	19 / 22	Nationally:	24 27
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$19,378	\$13,760		\$24,984	228 Units	36.90 %
Homebuyer Unit	\$19,984	\$11,074		\$14,192	43 Units	7.00 %
Homeowner-Rehab Unit	\$24,077	\$18,614		\$20,036	208 Units	33.70 %
TBRA Unit	\$3,657	\$4,144		\$3,164	139 Units	22.50 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County OH

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$43,489	\$80,191	\$22,872
State:*	\$72,846	\$80,679	\$20,594
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	45.4	52.6	64.1	57.6
Black/African American:	53.7	44.7	35.0	41.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.5	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.5	2.6	1.0	1.4
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HOUSEHOLD SIZE:

1 Person:	48.2	18.4	40.8	88.5
2 Persons:	17.4	28.9	26.2	5.8
3 Persons:	16.1	31.6	15.0	3.6
4 Persons:	8.7	13.2	13.6	1.4
5 Persons:	7.3	7.9	1.9	0.7
6 Persons:	1.8	0.0	1.5	0.0
7 Persons:	0.0	0.0	0.5	0.0
8 or more Persons:	0.5	0.0	0.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	34.4	23.7	22.8	88.5
Elderly:	18.8	7.9	32.0	2.9
Related/Single Parent:	39.9	31.6	26.7	7.2
Related/Two Parent:	4.6	28.9	15.5	0.7
Other:	2.3	7.9	2.9	0.7

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	24.3	0.0 [#]
HOME TBRA:	33.0	
Other:	8.3	
No Assistance:	34.4	

of Section 504 Compliant Units / Completed Units Since 2001 123

* The State average includes all local and the State PJs within that state


** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County State: OH Group Rank: 24
 (Percentile)
 State Rank: 19 / 22 PJs Overall Rank: 27
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	48.02	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	47.32	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.28	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	95.61	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.03	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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